

TEXAS TRANSPORTATION COMMISSION

ANGELINA County

MINUTE ORDER

Page 1 of 1

LUFKIN District

In the City of Lufkin, Angelina County, on US 59, the State of Texas acquired certain land for highway purposes by instruments recorded in Document No. 2006-00216377 and in Document No. 2006-00216376 of the Deed Records of Angelina County, Texas.

A portion of the land, which portion is described in Exhibit A (tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Roberts Representatives, Inc. is an abutting landowner and has requested to purchase the tract for \$6,000.

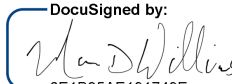
The commission finds \$6,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the department to execute a proper instrument conveying all of the state's right, title, and interest in the tract to Roberts Representatives, Inc. for \$6,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC...  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
0E4B35AE101740E...  
Executive Director

116161 November 30, 2021

Minute Number	Date Passed
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# Exhibit A

County: Angelina  
Highway: U.S. 59

Page 1 of 2  
March 4, 2021

## TRACT 1

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the A. PROCTOR SURVEY, ABSTRACT NO. 510 and being a part or portion of that certain 0.186 acre tract described as Parcel No. 39M in a deed from Denny Oil Company, Inc. to the State of Texas dated June 7, 2006 and recorded in Document No. 2006-00216377 of the Deed Records of Angelina County, Texas and a part or portion of that certain 1.477 acre tract described as Parcel No. 40M in a deed from Roberts' Representatives, Inc. to the State of Texas dated June 15, 2006 and recorded in Document No. 2006-00216376 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said tract or parcel being described by metes and bounds as follows, to wit:

BEGINNING at the Southwest corner of the aforesaid referred to 0.186 acre tract, the Southernmost Southeast corner of that certain 0.211 acre tract described as Parcel No. 39 in a deed from Denny Oil Company, Inc. to the State of Texas dated June 7, 2006 and recorded in Document No. 2006-00216377 of the Deed Records of Angelina County, Texas and the Westernmost Northwest corner of Shanks Subdivision, a subdivision of record in Cabinet E on Slide 41-B of the Map and Plat Records of Angelina County, Texas, a TxDOT monument found for corner in the curving East right-of-way line of U.S. Highway No. 59 and Access Denial Line, said corner located 115.96 feet right of and perpendicular to baseline station 132+89.42;

- (1) THENCE Northeasterly with the curving (to the left) Southernmost West boundary line of the said 0.186 acre tract, the Southernmost East boundary line of the said 0.211 acre tract and the Access Denial Line (Central Angle =  $01^{\circ} 12' 32''$ , Radius = 2526.00 feet and Long Chord Bearing and Distance = N  $07^{\circ} 39' 05''$  E 53.30 feet), at 53.30 feet the Southernmost Northwest corner of the said 0.186 acre tract and an interior ell corner of the said 0.211 acre tract, a  $\frac{1}{2}$ " pipe with cap stamped EGA set for corner;
- (2) THENCE S  $82^{\circ} 35' 52''$  E with the Southernmost North boundary line of the said 0.186 acre tract, the Easternmost South boundary line of the said 0.211 acre tract and the proposed right-of-way line, at 39.87 feet an interior ell corner of the said 0.186 acre tract and the Northernmost Southeast corner of the said 0.211 acre tract, a  $\frac{5}{8}$ " rod (bent) found for corner;
- (3) THENCE N  $88^{\circ} 03' 44''$  E continuing along the proposed right-of-way line and severing the said 0.186 acre tract and the aforesaid 1.477 acre tract, at 87.87 feet intersect the Southeast boundary line of the said 1.477 acre tract and the Northwest boundary line of the said Shanks Subdivision, also being the existing right-of-way line, a  $\frac{1}{2}$ " pipe with cap stamped EGA set for corner, said corner witnessed by a TxDOT monument found for the Southeast corner of the said 1.477 acre tract bearing N  $69^{\circ} 21' 18''$  E 169.04 feet, said corner located 244.87 feet right of and perpendicular to baseline station 133+48.69;
- (4) THENCE S  $69^{\circ} 21' 18''$  W in part with the Southeast boundary line of the said 1.477 acre tract and the Southeast boundary line of the said 0.186 acre tract and with the Northwest boundary line of the said Shanks Subdivision, also being the existing right-of-way line, at 143.68 feet the point and place of beginning and containing 0.0708 acre or 3082 square feet of land, more or less.

Basis of Bearings: The South boundary line of Tulane Plaza, a subdivision of record in Cabinet F on Slide 89-A of the Map and Plat Records of Angelina County, Texas - (Plat call of S  $89^{\circ} 50' 59''$  W 266.83 feet - found a  $\frac{1}{2}$ " rod and TxDOT monument 266.83 feet apart)

Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property.



EVERETT GRIFFITH, JR. & ASSOCIATES, INC.  
Engineering and Surveying

R.F. (Rick) Freeman (Signature in blue ink)  
Registered Professional Land Surveyor No. 4202  
Texas Surveying Firm No. 10029100  
408 North Third Street  
Lufkin, Texas 75901  
936-634-5528  
March 4, 2021

EXHIBIT "A"

U.S. HIGHWAY NO. 59  
3082 SQUARE FOOT TRACT IN THE  
ALLEN PROCTOR SURVEY, ABSTRACT NO. 510  
CITY OF LUFKIN, TEXAS, ANGELINA COUNTY, TEXAS

300 13 0  
SURVEYOR DID NOT ABSTRACT FOR EASEMENTS  
NOR DOES SURVEYOR WARRANT TITLE

BASIS OF BEARINGS:  
 THE SOUTH BOUNDARY LINE OF TULANE PLAZA, A SUBDIVISION OF RECORD  
 IN CABINET F ON SLIDE 89-A OF THE MAP AND PLAT RECORDS OF  
 ANGELINA COUNTY, TEXAS - (PLAT CALL OF S 89° 50' 59" W 266.83 FEET  
 - FOUND A 1/2" ROD AND TXDOT MONUMENT 266.83 FEET APART)

STATE OF TEXAS  
2006-00216376  
D.R.A.C.T.  
PARCEL NO. 40M  
RESIDUE OF 1.477 ACRES

STATE OF TEXAS  
2006-00216377  
D.R.A.C.T.  
PARCEL NO. 39M  
RESIDUE OF 0.186 AC

STATE OF TEXAS  
2006--00216377  
D.R.A.C.T.  
PARCEL NO. 39  
0.211 ACRE

U.S. HIGHWAY NO. 59 (ROW VARIES)  
(SOUTH FIRST STREET)

SET 1 1/2" PIPE WITH  
CAP STAMPED EGA

FD 5/8" ROD (BENT)

N 88°03'44" E 87.87'

SET 1 1/2" PIPE WITH CAP STAMPED EGA  
STA 133+48.69, 244.87' RT  
X TXDOT MONUMENT N 69°21'18" E 169.

LC= N 73°05' E 53.30'

A=53.30' R=2526.00'

8 SURVEY. 143. 463

TRACT NO. 1  
3082 SQUARE FEET  
0.0708 ACRE  
(VACANT LAND - NO BUILDINGS)

SHANKS SUBDIVISION  
CABINET E SLIDE 41-B  
MAP & PLAT RECORDS  
LOT 1

P.O.B.

TRACT NO. 1  
STA 132+89.42. 115.96' RT

PART OF PARCEL NO. 40M  
CALLED 1.477 ACRES  
STATE OF TEXAS  
DOCUMENT NO. 2006-00216376  
D.R.A.C.T.

PART OF PARCEL NO. 39M  
CALLED 0.186 ACRE  
STATE OF TEXAS  
DOCUMENT NO. 2006-00216377  
D.R.A.C.T.

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.  
Engineering and Surveying

(Signature in blue ink)  
R.F. (Rick) Freeman  
Registered Professional  
Texas Surveying Firm No. 10029100  
408 North Third Street  
Lufkin, Texas 75901  
(936) 634-5528  
March 4, 2021

March 4, 2021

## Exhibit A

## LEGEND

RIGHT-OF-WAY LINE (EXISTING)

RIGHT-OF-WAY LINE (PROPOSED)

ACCESS DENIAL LINE -- ACCESS IS PROHIBITED  
ACROSS THE ACCESS DENIAL LINE

